

Issues	Estate	IEPA/USEPA/NAVY	City/Developer
Disposition of the Lavin Property	Accepts offer good faith offer by City to take title for 1\$ in lieu commencing action in eminent domain		City takes property by eminent domain
Disposition of Cash in the Lavin Estate (\$500,000?)	Conveys \$500,000 to City		City uses assets of Estate (\$500,000?) to stabilize conditions on property
Stabilization of Environmental Conditions on the Lavin Property			City Agrees to Stabilize Conditions for an amount not to exceed \$500,000 – Work to be completed by Developer
Operation & Maintenance of RCRA Units on the Lavin Property			Assumed by City\Developer with annual financial cap on the City's obligations Annual cap tied to income generated by property
Potential Recoveries from Insurers		Assignment of Rights to IEPA/USEPA File declaratory judgment actions against carriers	Percent of recovery go to the City to fund O&M until an agreed upon percentage of the present value of O&M is funded
Environmental Claims by IEPA/USEPA/Navy – including claims for natural resource damages		Stay Litigation against Estate – pending outcome of declaratory judgment actions Defer RCRA and actions under other environmental statutes to CERCLA Assurance not sue City\Developer & follow-up with PPA\Consent Decree	Memorialize obligations with respect to stabilization of conditions and O&M in PPA\Consent Decree – otherwise release City from liability with respect to existing environmental conditions. Memorialize Relationship between City and Developer

